

# Fort McPherson

Zoning and Land Use Blueprint

Community Meeting  
Wednesday- March 10, 2010





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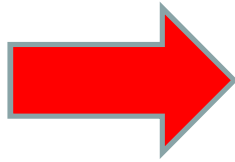
**Meeting Agenda**  
**Fort McPherson Zoning Blueprint**  
**March 10, 2010 - 6:30 pm – 8:30 pm**

- **Welcome and Opening Remarks**
  - *Councilmember Joyce Shepherd*
  - *Councilmember Cleta Winslow*
  - *Councilmember Keisha Lance Bottoms*
- **Meeting Series Overview**
  - *Charletta Wilson Jacks, Director-Bureau of Planning*
- **Zoning Blueprint Proposal**
- **Meeting Wrap-Up**

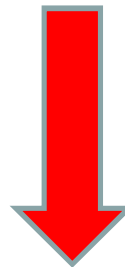


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# Cause and Effect



2005 Base Realignment and Closure (BRAC) Commission selects Fort McPherson for closure by September 2011



Development of Zoning and Land Use Blueprint prior to Property Disposal



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# Community Meeting Series Schedule

## Meeting Dates:

March 10, 2010

March 17, 2010

March 24, 2010

March 31, 2010

## Location: Atlanta Technical College

Auditorium

Auditorium

Cleveland L. Dennard Conference  
Center Main Ballroom

Auditorium

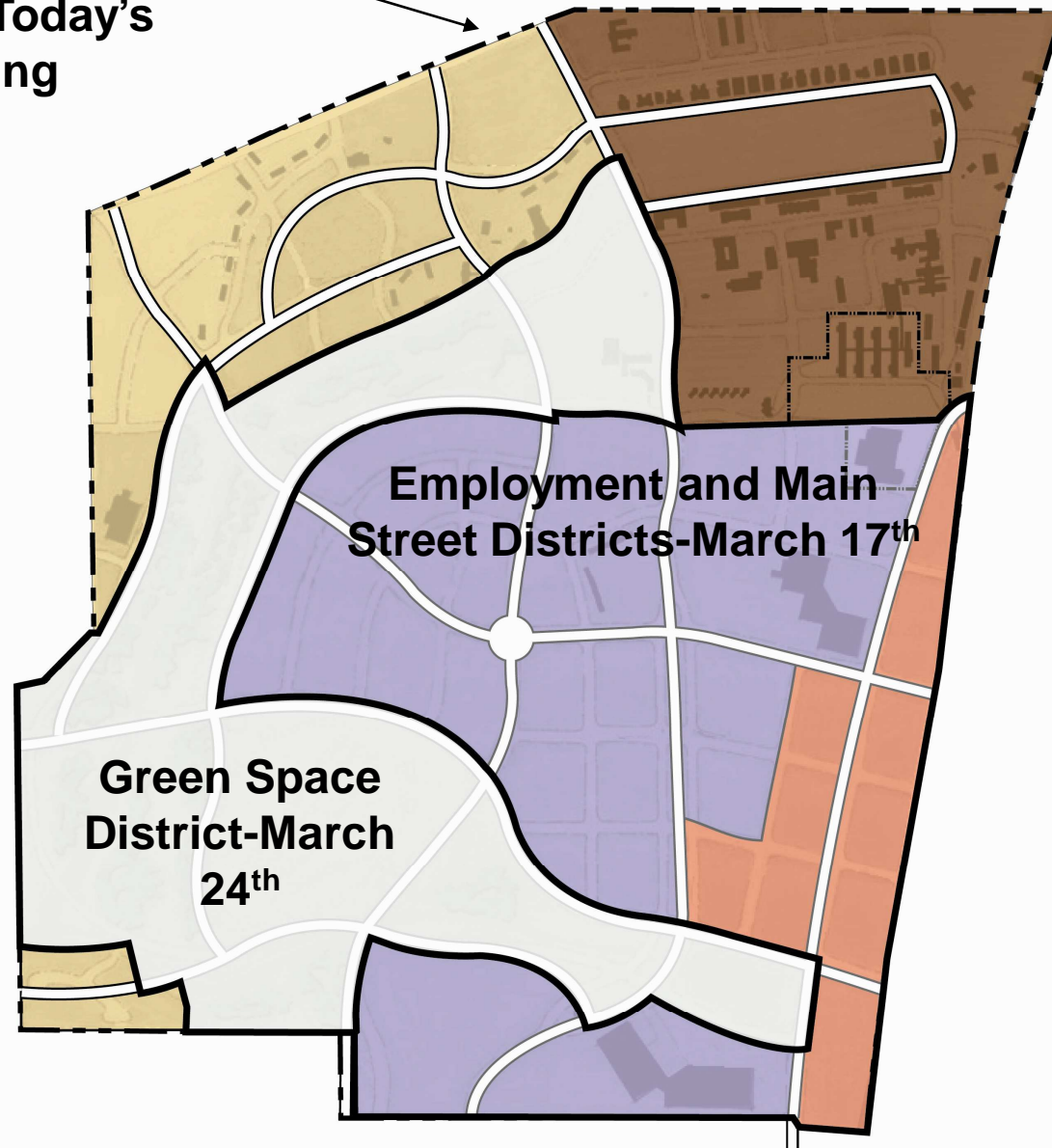
All Meetings Are From 6:30PM-8:30PM



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## Topics of Discussion/Meeting Dates

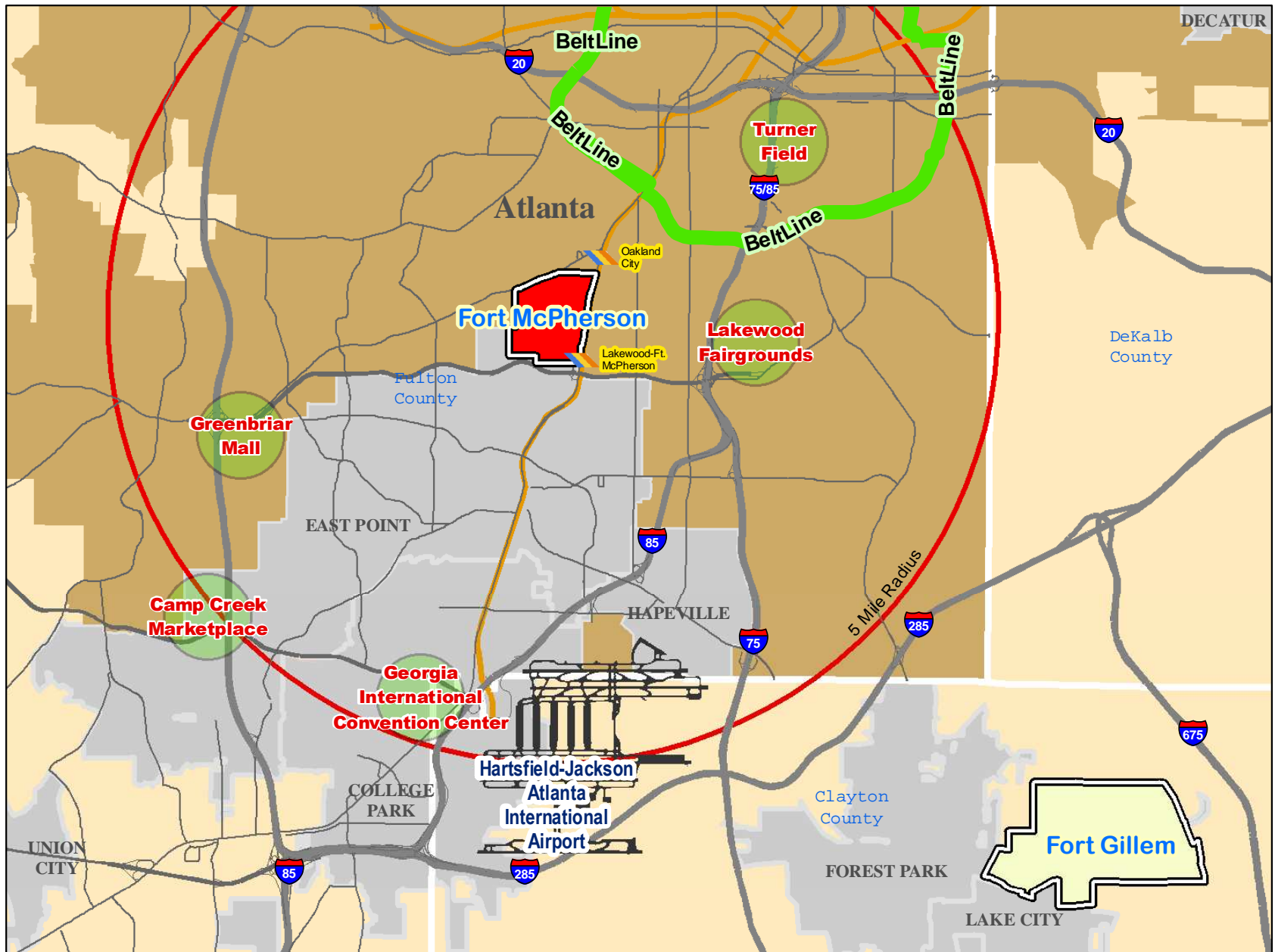
**Historic and Residential  
Districts-Today's  
meeting**





FT MCPHERSON

## Site Context



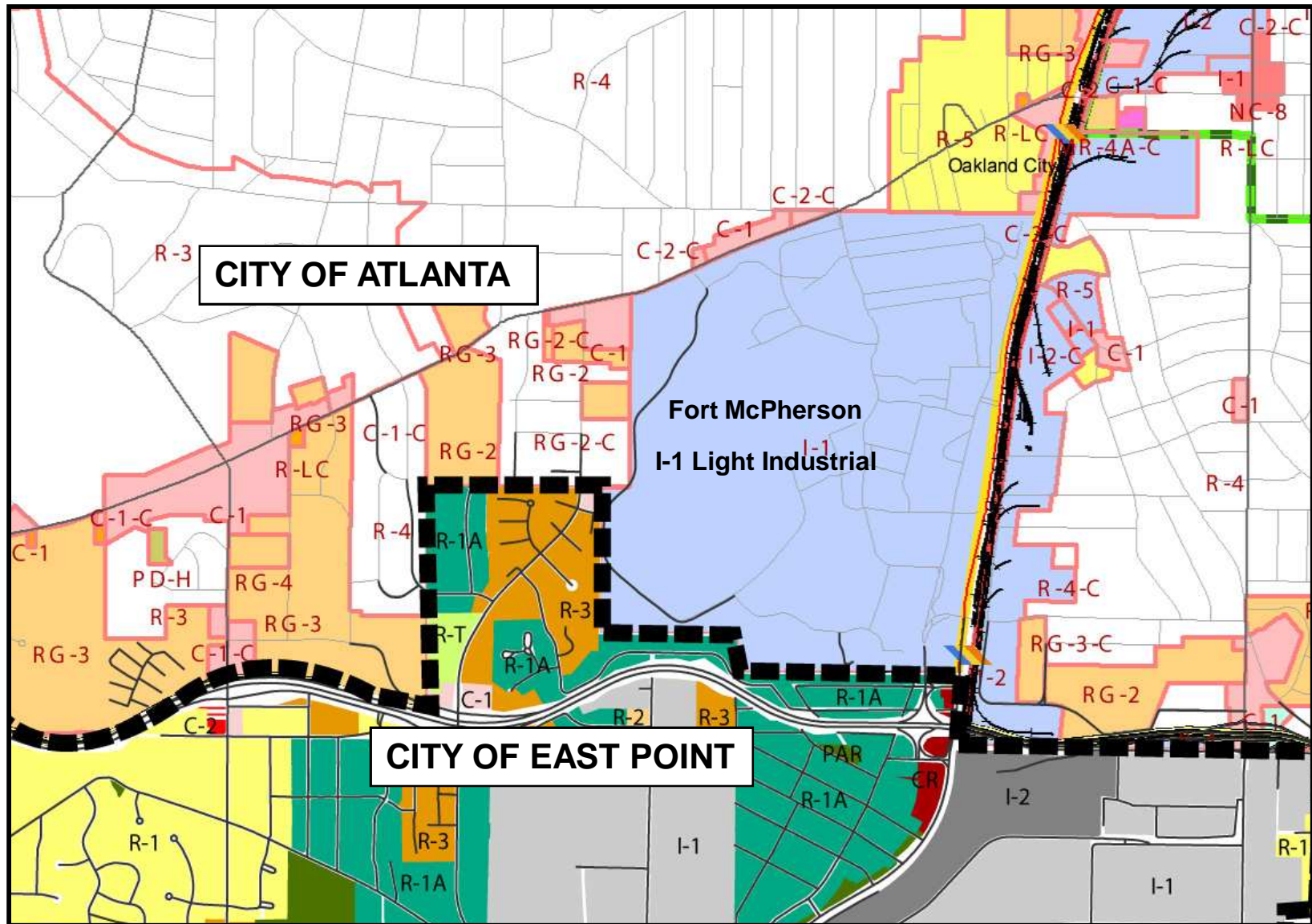
department of planning and community development





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# EXISTING ZONING



What is the “Z” word?



# Constitutional Authority

## Article IX § II

### Para. IV. Planning and zoning

The governing authority of each county and of each municipality may adopt plans and may exercise the power of zoning. This authorization shall not prohibit the General Assembly from enacting general laws establishing procedures for the exercise of such power.

**Zoning** is delegated to local governments (i.e., municipalities and counties) by the Constitution as a part of Home Rule. However, states can impose procedures governing the exercise of the zoning power.

**Georgia Constitution of 1983, Art. 9, Sec. 2, Para. 4.**

The state has adopted procedures governing the making of a **zoning** decision, and the local government is required to strictly follow the procedures set out in the Zoning Procedures Law, O.C.G.A. Title 36, Chapter 66.

McClure v. Davidson, 258 Ga. 706, 373 S.E.2d 317 (1988).

Tilley Properties, Inc. v. Bartow County, 261 Ga. 153, 401 S.E.2d 527 (1991)

The act of **zoning** by a local government is legislative in nature.

Gradous v. Board of Commissioners of Richmond County, 256 Ga. 469, 349 S.E.2d 707 (1986).  
Olley Valley Estates, Inc. v. Fussell, 232 Ga. 779, 208 S.E.2d 801 (1974). )

What is the “Z” word?

So what about those folks who think **zoning** is a dirty word?



Why do they get so upset whenever **zoning** is proposed in a previously unzoned location, or whenever a community wants to strengthen its zoning ordinance?

The most common objection to zoning is a perceived loss of control.

**Zoning** opponents say "if you own a piece of land, you should be able to do what you want with it."

Related to this is a pervasive fear that regulation of any kind will reduce property values.

## How Zoning Works

- ❖ A zoning ordinance consists of two parts: a map (or series of maps) and text.
- ❖ The zoning map shows how the community is divided into different use districts or zones.

## How Zoning Works

- ❖ Zoning districts common to most ordinances include residential, commercial, industrial, and agricultural.
- ❖ The zoning map must show precise boundaries for each district. Consequently, most zoning maps rely on street or property lines as district boundaries.

## **How Zoning Works**

Important Functions of the Zoning Text

## How Zoning Works

- It explains the zoning rules that apply in each zoning district.
- These rules typically establish a list of land uses permitted in each district plus a series of specific standards governing lot size, building height, and required yard and setback provisions.



## How Zoning Works

- The text sets forth a series of procedures for administering and applying the zoning ordinance. In most cases, the text is divided according to "sections" (or "articles") for ease of reference.

## How Zoning Works

Most zoning ordinances include the following:

**Title, Authority and Purpose.** This section identifies the specific state enabling provision which empowers the locality to adopt zoning. It also spells out, in a "statement of purposes," the community's reasons for adopting the ordinance. The statement of purposes links the rules and regulations listed in the ordinance to the community's values and goals.

## How Zoning Works

Most zoning ordinances include the following:

**Zoning Districts and Regulations.** This section of the ordinance is arguably the most important since it lists and defines each zoning district.

Most zoning ordinances will include -- at a minimum -- residential, commercial, and industrial districts.

## **How Zoning Works**

Most zoning ordinances include the following:

### **Zoning Districts and Regulations**

Residential districts, in turn, are often broken down further into zones for single-family and multi-family dwellings of varying density.

Similar distinctions, based on intensity of use, are also often found in business and industrial districts (e.g., light industrial versus heavy industrial).

## **How Zoning Works**

Most zoning ordinances include the following:

### **Zoning Districts and Regulations**

Other common types of zoning districts are agricultural, commercial and institutional. Many communities have also crafted a wide variety of "mixed use" districts, allowing blends of uses in some parts of the community.

Many zoning ordinances include one or more special purpose zones addressing historic properties, and other specialized uses.

## **How Zoning Works**

Most zoning ordinances include the following:

### **Zoning Districts and Regulations**

In addition to listing and defining zoning districts, this section of the zoning ordinance sets out rules for the use of land in each district.

Most basic is the list of permitted versus special uses. If a use is deemed permitted (commonly referred to as a "by-right" or "matter-of-right" use), it need only meet the ordinance's dimensional requirements and any other "development controls" (such as parking, landscaping, and signage standards) to secure a permit.



## **How Zoning Works**

Most zoning ordinances include the following:

### **Zoning Districts and Regulations**

Other uses may be allowed within a district provided they are granted a special use permit.

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## **How Zoning Works**

Most zoning ordinances include the following:

### **Zoning Districts and Regulations**

The zoning ordinance sets out the standards which must be met for granting such a permit.

Finally, this section of the zoning ordinance includes, for each zoning district, basic development requirements. These primarily involve dimensional standards for setbacks and side yards, minimum lot sizes, and building heights.

## **How Zoning Works**

Most zoning ordinances include the following:

### **Development Controls**

Many zoning ordinances include a separate section (or sections) setting out a variety of "impact" regulations or standards. The City of Atlanta defines these as "development controls". These controls include, for example, parking standards, sign regulations, landscape requirements, urban design criteria, historic preservation standards, and various environmental criteria (such as requirements for tree plantings in new developments).

## **How Zoning Works**

Most zoning ordinances include the following:

### **Administration and Enforcement**

This section of the zoning ordinance spells out the duties of those involved in administering the ordinance -- the zoning administrator, the governing body, the zoning review board, and the board of zoning adjustments.

Procedures to be followed when amending the zoning ordinance are outlined in this section.



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# Legislative Process

## Draft Ordinance

- ❖ Presentation of Proposed Ordinance Components
- ❖ Community Feedback
- ❖ Summary of Feedback
- ❖ City Response

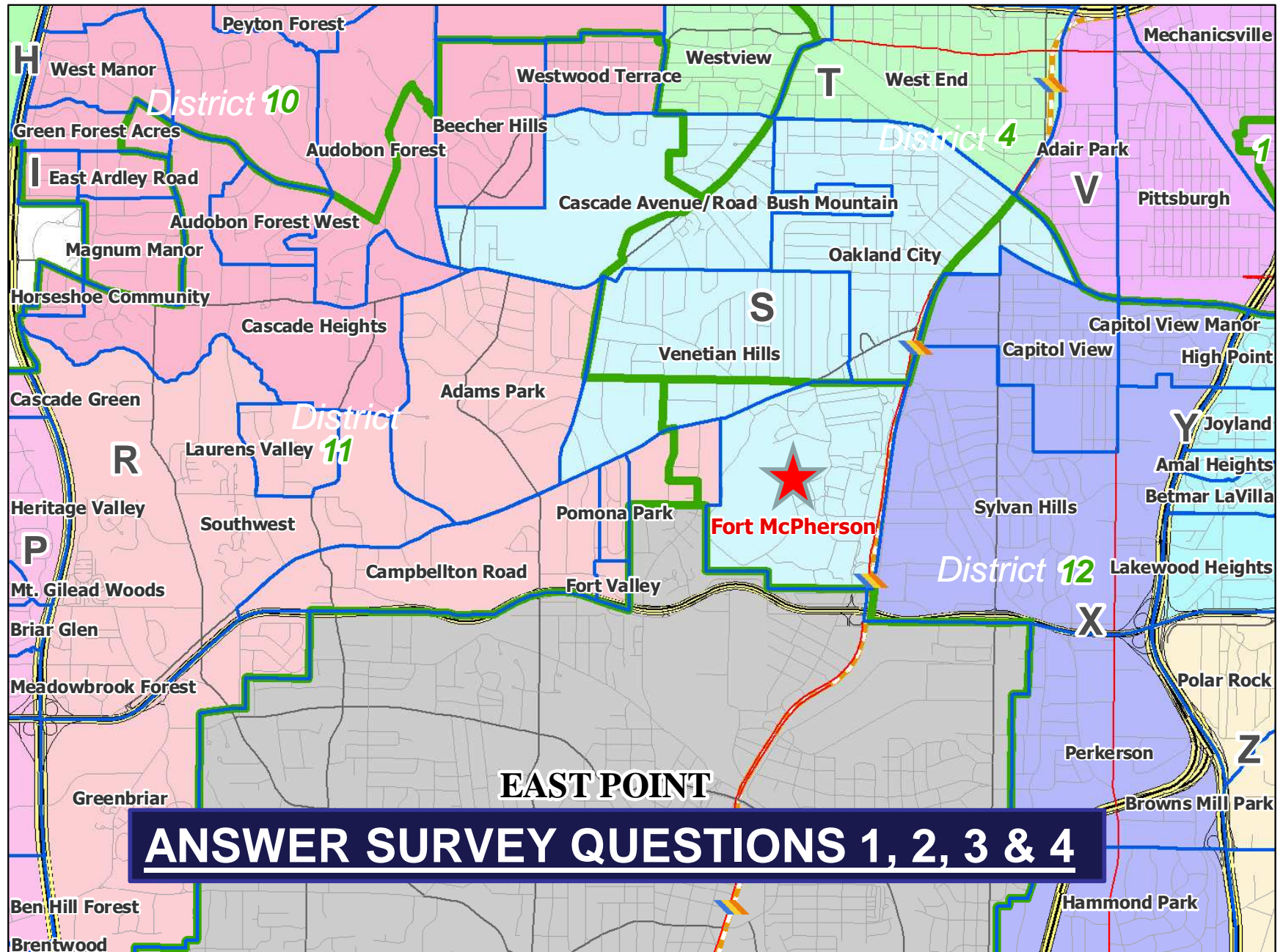
## Tentative Legislative Process

- ❖ Introduce draft ordinance-May/June 2010
- ❖ NPU Review and Action-June 2010
- ❖ Zoning Review Board Hearing-July 2010
- ❖ Council Committee-July/August 2010
- ❖ Council Adoption-July/August 2010



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## NPU's & Neighborhood Map

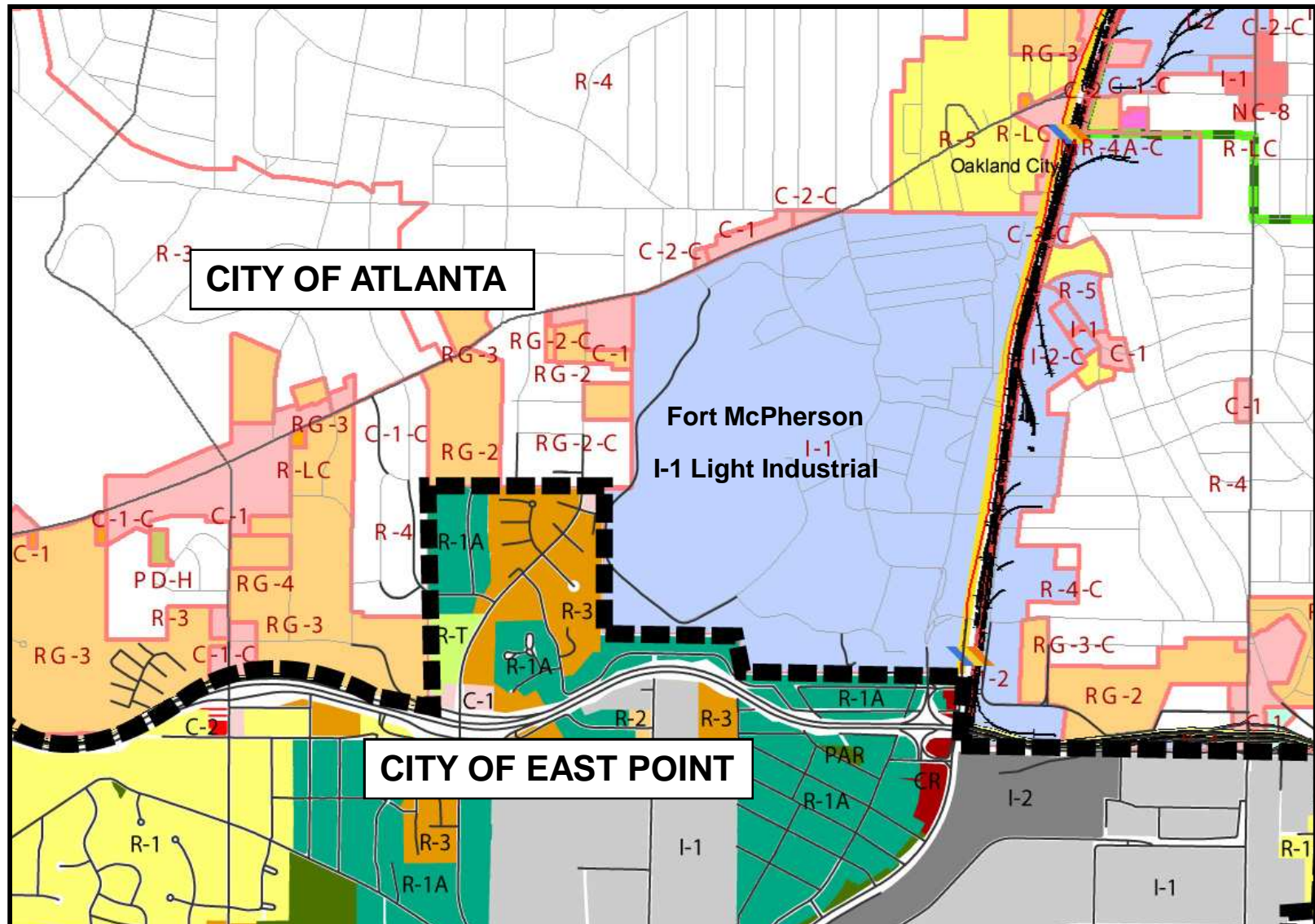






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# EXISTING ZONING





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# Zoning Ordinance Framework

- Scope of Provisions
- Statement of Intent
- Permitted Principal Uses and Structures
- Permitted Accessory Uses and Structures
- Uses Allowed by Special Permits
- Development Controls
  - *Minimum Lot Requirements*
  - *Minimum Yard Requirements*
  - *Maximum Height*
  - *Off-street Parking Requirements*
  - *Transitional Uses-Yards and Heights*





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# Zoning Ordinance Framework

- Application Procedures-development
- Definitions
- Urban Design Standards
  - Sidewalks*
  - Street Furniture Zones*
  - Fenestration*
  - Loading Areas*
  - Mechanical and Accessory Features*
  - Fences and Walls*



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# ZONING INTENT

1. Preserve, protect and foster the redevelopment of Fort McPherson through the integration of transportation and land planning in a way that balances local, regional, and state economic benefits.
2. Formulate a rezoning plan that is realistic and financially feasible.
3. Preserve and protect Fort McPherson's historic buildings and sites as recognized by the inclusion of several buildings on the National Register of Historic Places.
4. Create a world class multi-modal, industrial and commercial park that will provide jobs and increase city revenues.
5. Encourage the development of housing that provides a range of opportunities for citizens within the District.
6. Encourage a compatible mixture of residential, commercial, industrial, cultural and recreational uses.
7. Create a 24-hour urban environment where people can live, work, meet and play.



## **ZONING INTENT**

8. Integrate activities with the surrounding community.
9. Promote pedestrian safety by providing for pleasant and convenient sidewalk level pedestrian circulation that minimizes impediments by vehicles.
10. Encourage the use of MARTA and other public transit facilities.
11. Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner, including encouraging shared parking and alternative modes of transportation.
12. Provide for a safe and accessible trail and park system for active and passive use.
13. Provide for a Special Events area as a local and regional civic resource.
14. Allow for appropriate and distinct entry features into the Fort McPherson subareas.

**ANSWER SURVEY QUESTION 5**



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# PROPOSED DISTRICTS



## LEGEND

<i>DISTRICTS</i>	
A	Historic District
B	Main Street District
C	Employment Center District
D	Residential District
E	Green Space District



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**HISTORIC**



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## Why Historic?

- The Historic District at Fort McPherson was listed in the National Register of Historic Places in 1974.
- It comprises a cohesive collection of 42 buildings built between 1885 and 1910.
- The architecture of the district presents an ensemble of late Victorian features made of ornate brick and granite with wooden components.
- The base's history includes serving as a convalescence center during the Spanish-American War and World War I, and as a processing center during WWII. General Colin Powell lived at Ft. McPherson in the summer of 1989.



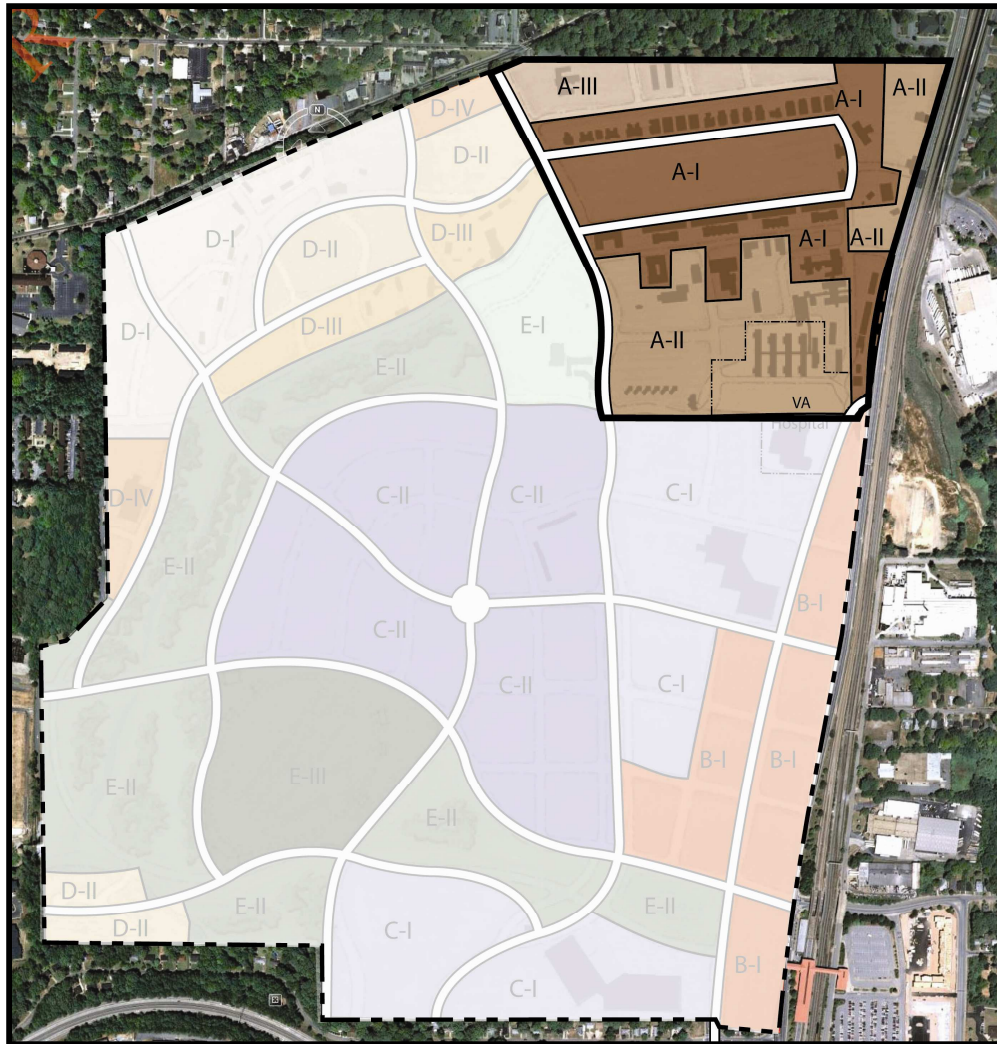
*Original Base Headquarters 1891*





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# HISTORIC DISTRICT LOCATION



The Historic District is located in the northeast corner of Fort McPherson as shown in the map to the left.

## LEGEND

### SUBAREAS

A-I	Historic Preservation
A-II	Historic Infill
A-III	Historic Transition






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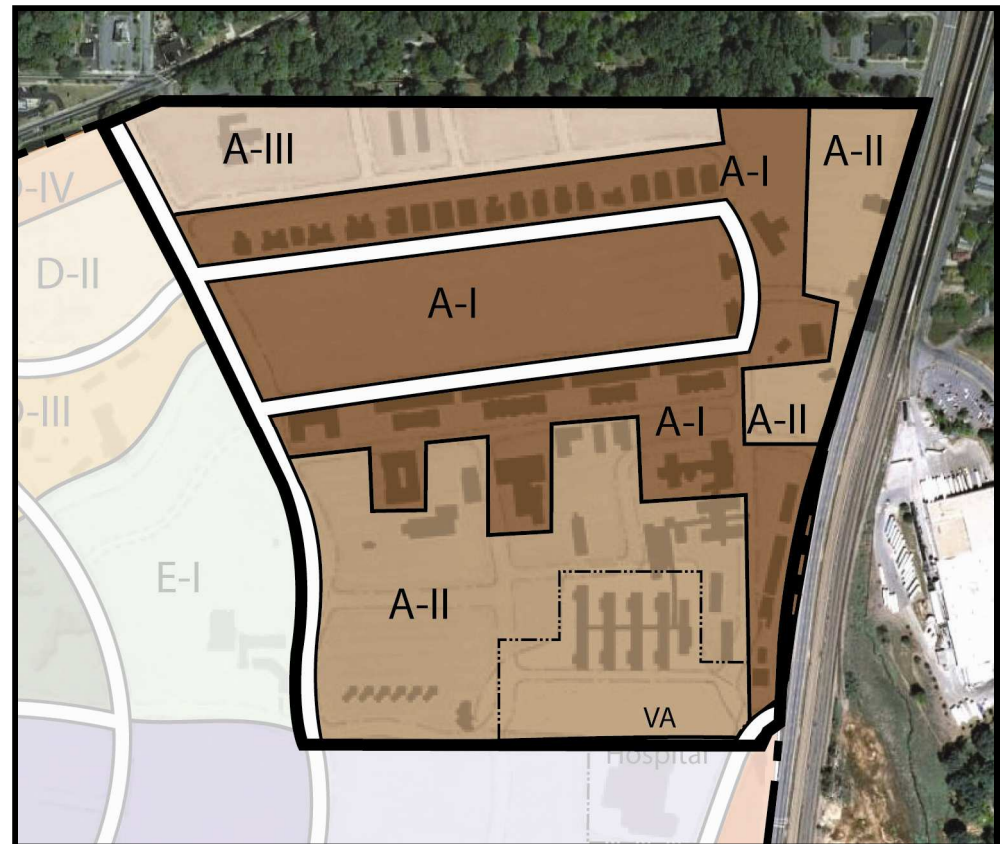
# PROPOSED HISTORIC DISTRICT SUBAREAS

The Historic District is divided into three subareas as follows:

## LEGEND

-  A-I Historic Subarea
-  A-II Infill Subarea
-  A-III Transition Subarea

Size: 45+ Acres







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# HISTORIC CHARACTER



Single-Family Homes



Two-Family Homes



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# HISTORIC CHARACTER



Administration/Offices







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# HISTORIC CHARACTER



NCO Cottages



Post Theater



Red Cross Building



Mess Hall



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# HISTORIC CHARACTER



Non-Contributing Structures







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# PROPOSED HISTORIC DISTRICT INTENT



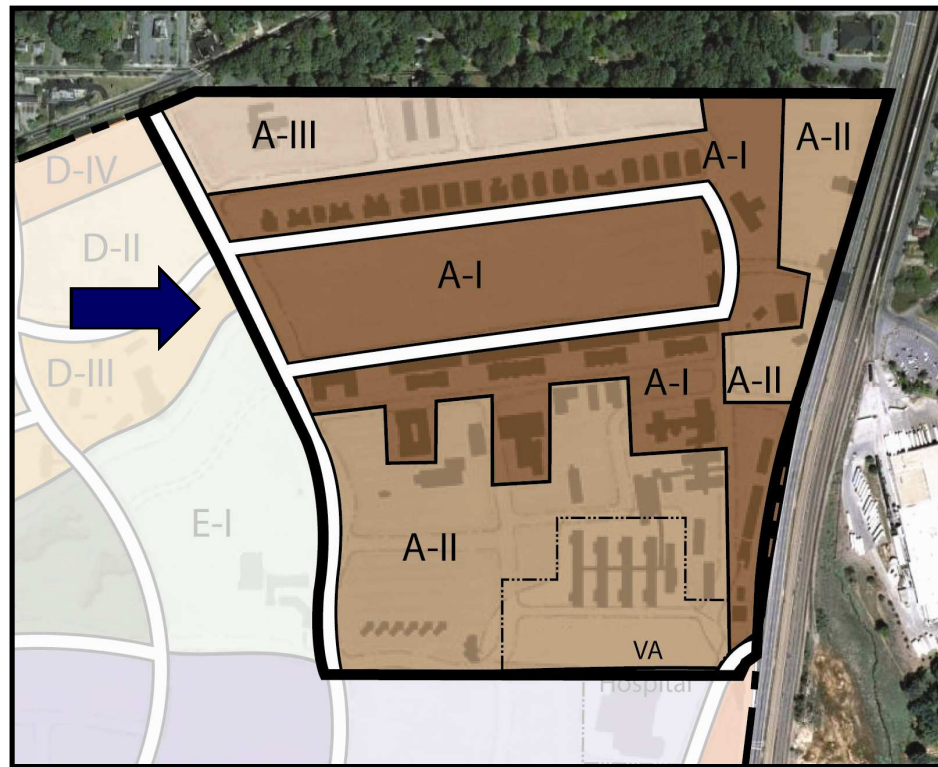
- Preserve the historic physical pattern of the District.
- Encourage rehabilitation and adaptive reuse of historic structures.
- Ensure that new development is compatible with the historic character while allowing contemporary design.
- Protect the Parade Ground as a community space.

**ANSWER SURVEY QUESTION 6**



## A-I SUBAREA LOCATION

- The primary intent of the A-I Subarea is to preserve and protect the existing historical structures and encourage adaptive reuse.
- The A-I Subarea is located around the Parade Ground as shown below.







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## A-I SUBAREA EXISTING USES



Single-Family Homes



Two-Family Homes



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HERSON

# A-I SUBAREA EXISTING USES



Administration/Offices







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# **A-I SUBAREA PROPOSED PERMITTED PRINCIPAL USES**

PERMITTED PRINCIPAL USES		
Residential	Commercial	Office-Institutional
Single family dwellings	Bed and breakfast inns	Museums, galleries, and similar cultural facilities
Two-family dwellings	Eating and drinking establishments	Offices, studios, and clinics (except veterinary)
Multifamily dwellings	Personal service establishments	
	Specialty shops	

**ANSWER SURVEY QUESTION 7**



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## A-I SUBAREA





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# TYPICAL ADAPTIVE REUSE PHOTOS



Eating Establishment in Midtown Atlanta



Law Office in Midtown Atlanta



Bed and Breakfast in Virginia-Highland



## A-I SUBAREA PROPOSED PERMITTED ACCESSORY USES & STRUCTURES

Accessory uses are those customarily accessory and clearly incidental to permitted principal uses and structures:

Permitted Accessory Uses & Structures	
Greenhouses, garden sheds, private garages and similar structures.	Structures necessary for active construction projects.
Secondary Living Quarters	Devices for the generation of energy, such as solar panels, wind generators and similar devices.
Swimming pools, tennis courts and similar facilities.	Home occupation

- Accessory structures shall be placed to the rear of the principle structure and shall not exceed the height of the principle structure.
- Accessory structures shall be located and screened so as to minimize the view from the public right-of-way.

**ANSWER SURVEY QUESTION 8**





## A-I SUBAREA PROPOSED USES BY SPECIAL PERMITS

The following uses require a Special Use Permit Application to the City of Atlanta and approval of the Zoning Review Board (ZRB).

Special Use Permits	
Child care nurseries, day care centers, pre-kindergartens, kindergartens, play and other special schools or day care facilities for young children.	Personal care homes and rehabilitation centers.
Churches, synagogues, temples, mosques and other religious worship facilities.	Nursing homes.
Civil, service, garden, neighborhood or private clubs.	Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.
Colleges and universities, other than trade schools, business colleges and similar uses.	Private schools.

**ANSWER SURVEY QUESTION 9**



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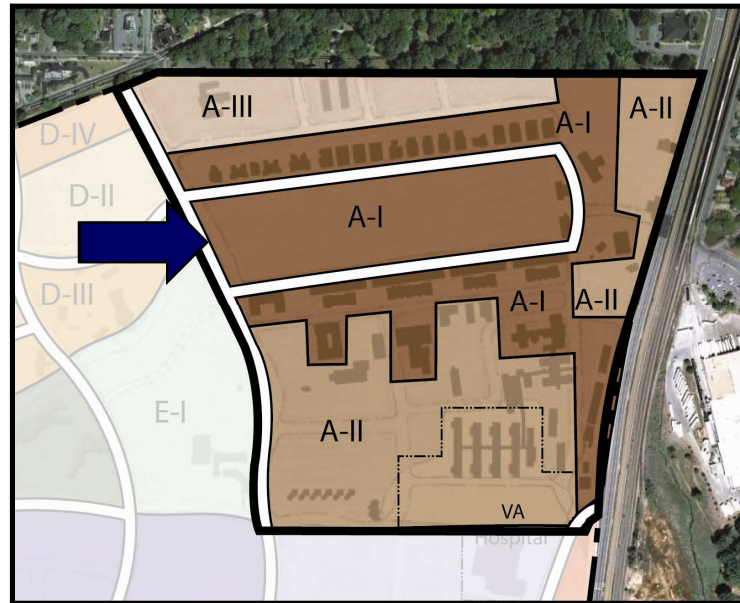
## A-I SUBAREA PROPOSED DEVELOPMENT CONTROLS

The main development controls being considered for the A-I Subarea are as follows:

- No new primary buildings shall be permitted but new accessory structures are allowed.
- Certificate of Appropriateness shall be required for renovation and modification of historic structures (typical City of Atlanta procedure).
  - Compatibility rule and design guidelines shall be used to ensure renovations and improvements to historic structures respect the character and context.
  - Building setbacks, height, and lot coverage shall maintain existing historic characteristics.



## A-I SUBAREA SNAPSHOT

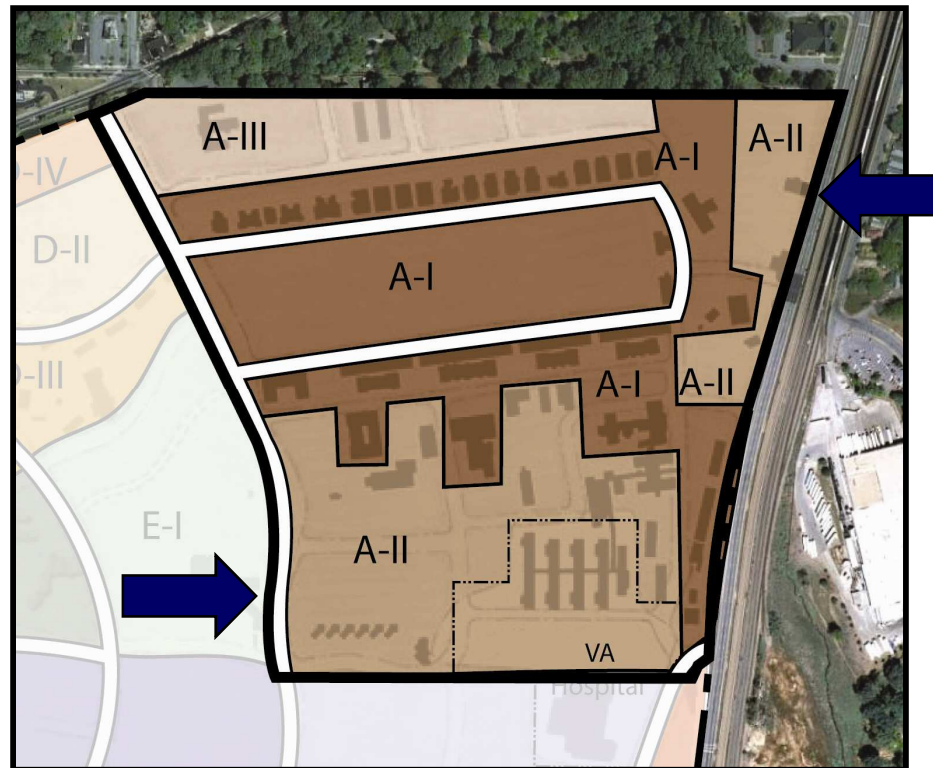


- Preserve the historic physical pattern of the A-I Subarea.
- Encourage rehabilitation and adaptive reuse of historic structures.
- Allow for historically compatible additions and supporting accessory structures.
- Protect the Parade Ground as a community space.



## A-II SUBAREA LOCATION

- The primary intent of the A-II Subarea is to provide for compatible infill development intended to create a low density, walkable, mixed-use area within the Historic District.
- The A-II Subarea is located at the southern and eastern edges of the Historic District as shown below.







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## A-II SUBAREA EXISTING USES



NCO Cottages



Post Theater



Red Cross Building



Mess Hall



## **A-II SUBAREA PROPOSED PERMITTED PRINCIPAL USES**

<b>PERMITTED PRINCIPAL USES</b>		
<b>Residential</b>	<b>Commercial</b>	<b>Office-Institutional</b>
Multifamily dwellings	Eating and drinking establishments	Child care centers and kindergartens
Live-work units	Personal service establishments	Clinics, except veterinary
	Retail establishments	Community centers
		Institutions of higher learning
		Museums, galleries, and similar cultural facilities
		Non-profit clubs or lodges sponsored by a civic or similar organization
		Offices and studios
		Public and private schools
		Supportive housing

**ANSWER SURVEY QUESTION 10**